



Arlington Zoning Board of Appeals

Date: Thursday, February 9, 2023
Time: 7:30 PM
Location: Conducted by remote participation
Additional Details:

Agenda Items

Comprehensive Permits

1. **Docket # 3719: 1021-1025 Massachusetts Avenue**

Meeting Adjourn



Town of Arlington, Massachusetts

Docket # 3719: 1021-1025 Massachusetts Avenue

ATTACHMENTS:

Type	File Name	Description
 Reference Material	Arlington_ZBA_012623.pdf	Arlington ZBA 012623

Proposed Residential Development 1021 & 1025 Massachusetts Ave. Arlington, Massachusetts

Transportation Impact Assessment Summary

Prepared by:



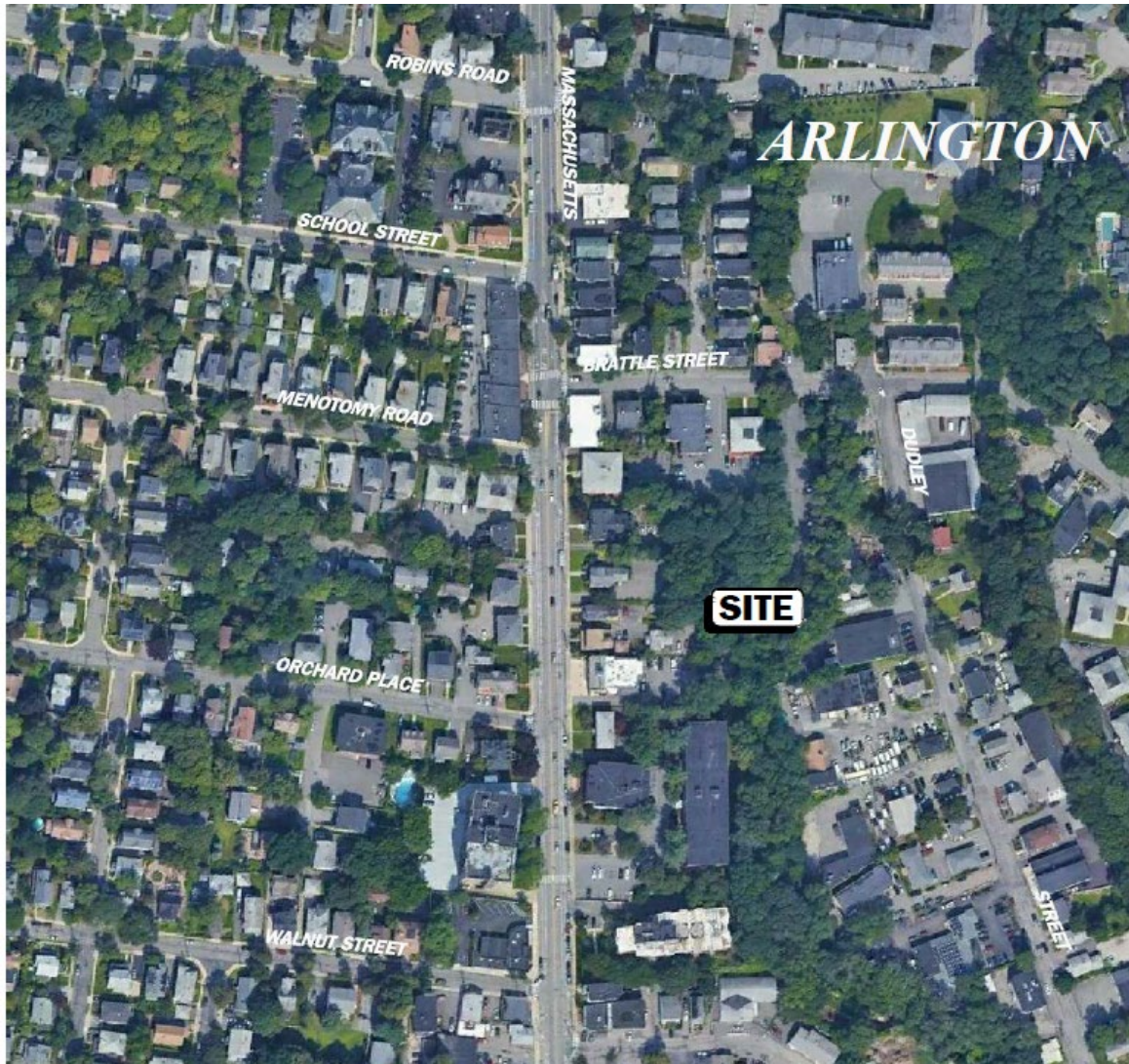
January 26, 2023

Transportation Impact Assessment Summary

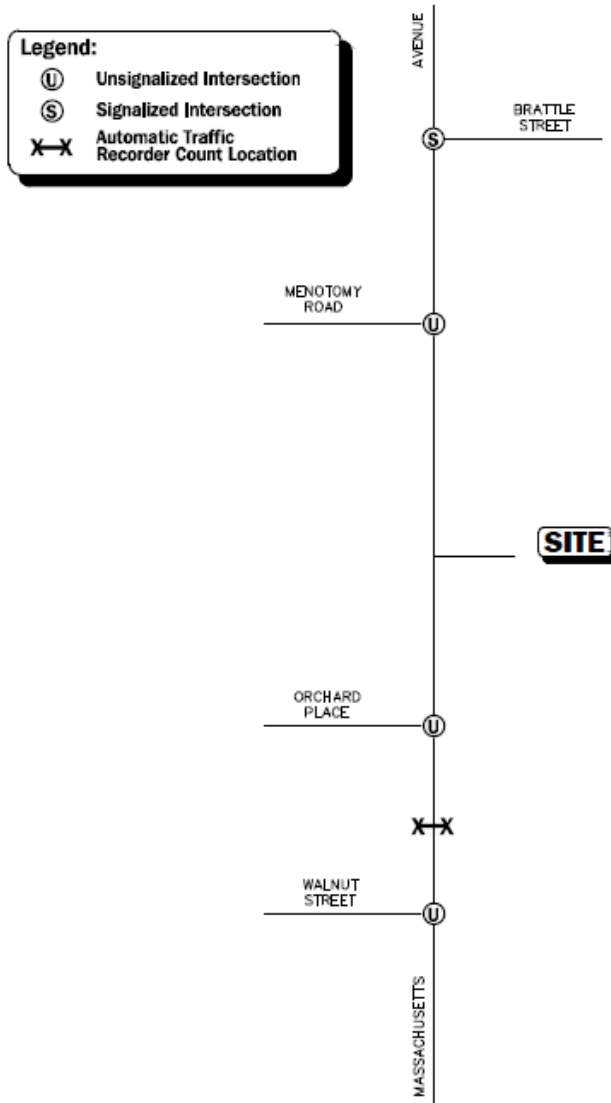
- ▶ Prepared in accordance with with MassDOT's Transportation Impact Assessment (TIA) Guidelines and includes a detailed assessment of traffic volumes, pedestrian and bicycle accommodations and public transportation services;
- ▶ Town's review consultant (Tetra Tech) has confirmed the methodology and affirmed the findings of the TIA;
- ▶ The Project is predicted to generate less than 30 trips during the peak traffic volume hours, or less than 1 additional vehicle every 2 minutes, a level of impact that was not identified to result in material increase in motorist delays or vehicle queuing over Existing conditions;
- ▶ No specific safety deficiencies were identified with respect to the motor vehicle crash history at the study area intersections; and
- ▶ Lines of sight at the Project site driveway intersection with Massachusetts Avenue meet or exceed the recommended minimum requirements for safe operation.



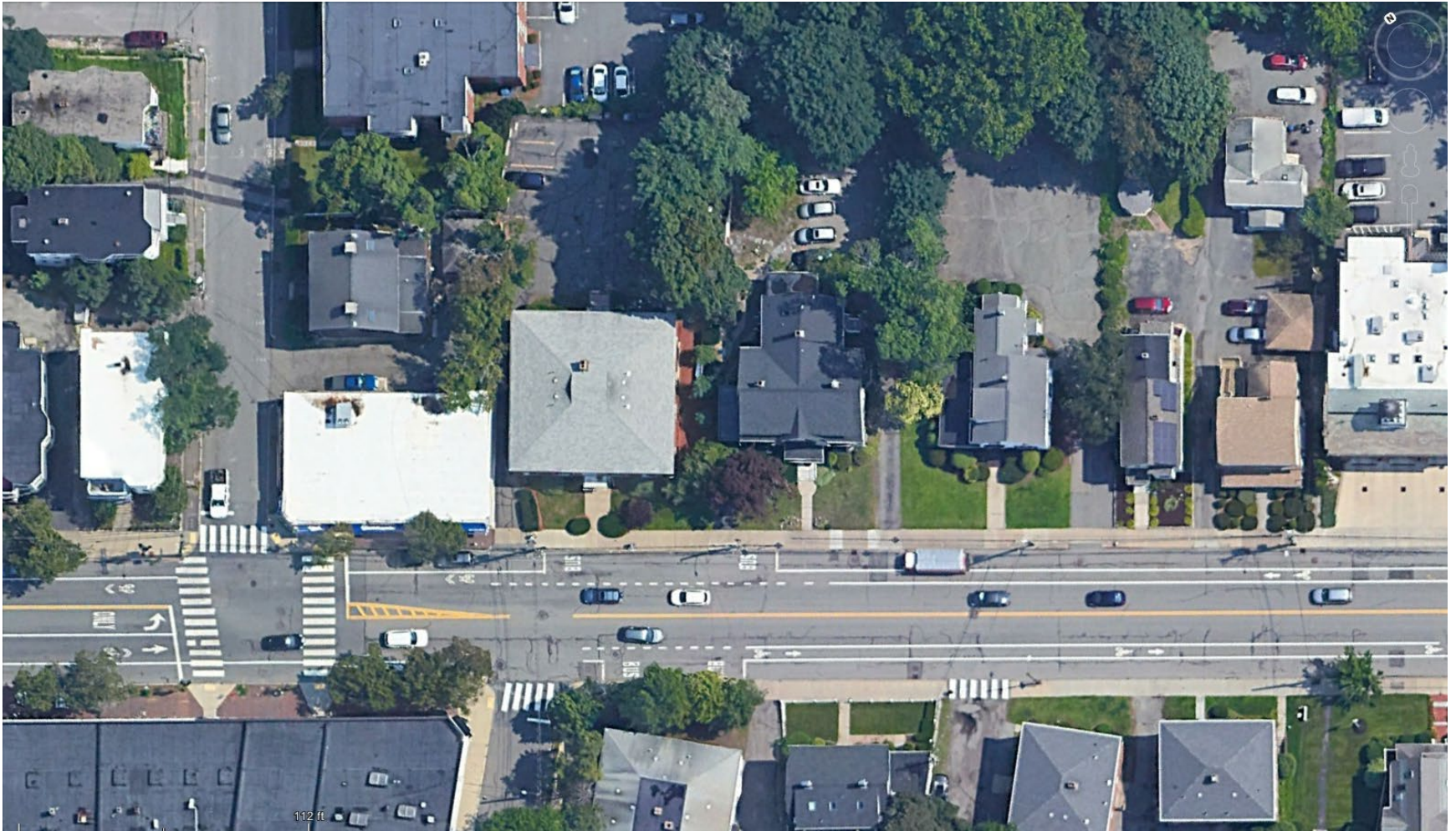
Site Location Map



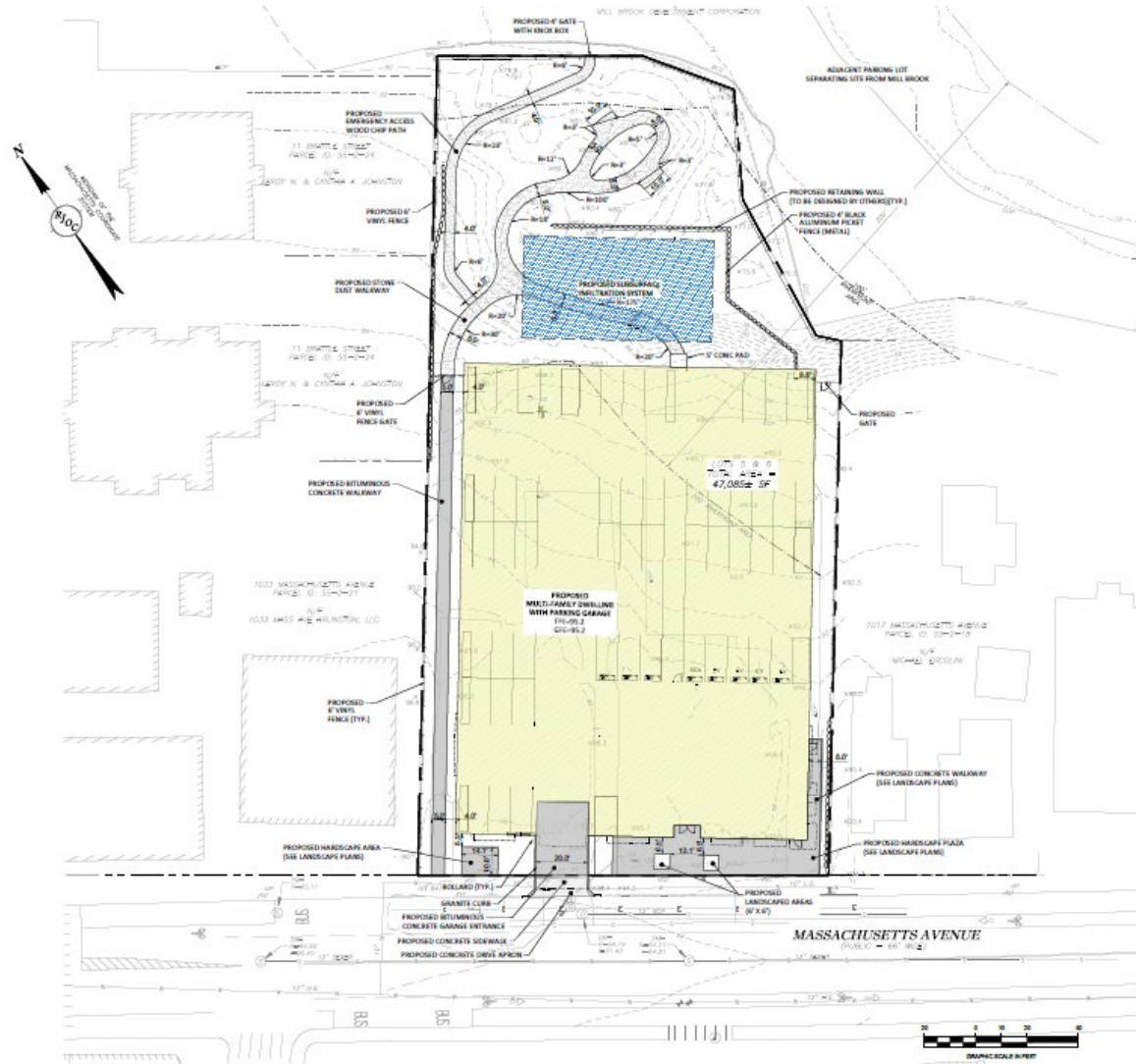
Study Area Intersections



Existing Conditions



Proposed Conditions



Trip Generation Summary

Time Period/ Directional Distribution	Residential Trips	Commercial Trips	Non-Auto Trips	New Trips
Weekday Daily	338	50	-68	320
<i>Weekday Morning</i>				
<i>Peak Hour:</i>				
Entering	5	1	-1	5
<u>Exiting</u>	<u>15</u>	<u>1</u>	<u>-3</u>	<u>13</u>
Total	20	2	-4	18
<i>Weekday Evening</i>				
<i>Peak Hour:</i>				
Entering	16	3	-3	16
<u>Exiting</u>	<u>10</u>	<u>3</u>	<u>-2</u>	<u>11</u>
Total	26	6	-5	27

^aBased on ITE LUC 221 – Multifamily Housing (Mid-Rise) Not Close to Rail Transit, 50 units.

^bBased on ITE LUC 822 – Strip Retail Plaza, 935 sf.

^bNon-auto trip reduction of 20% applied to residential trips.

Recommendations

- ▶ Provide MUTCD compliant signs and pavement markings at the proposed site access drive, including a STOP-sign and STOP-line at the driveway approach to Massachusetts Avenue.
- ▶ Ensure all signs and landscaping are designed and located so as not to impede sight lines to and from the project site driveway and work with the Town to stripe a “buffer” or similar accommodation on either side of the driveway.
- ▶ Work with the Town to develop a pavement marking plan for the bus lane that incorporates the project site driveway.
- ▶ Provide both interior and exterior bicycle racks for use by residents and guests.
- ▶ Provide orientation packets to residents with information on public transportation options, car sharing locations, and bicycle facilities.
- ▶ Restripe the existing midblock crosswalk located south of the Project on Massachusetts Avenue and reconstruct the southern wheelchair ramp to meet ADA design criteria.



